

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

August 21, 2014



RP14-20: proposed Replat of parts of Blocks 30, 31 and 32 of Mitchell's Addition and part of Block 2 of Phillips Addition (Buffington Subdivision)

SIZE AND LOCATION: 1.0241 acres of land adjoining the northeast side of 29th Street between Baker Avenue and Hutchins Street.

EXISTING LAND USE: Commercial and Residential

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): Robert Buffington Jr.

AGENT: Christian A Galindo, P.E., R.P.L.S.

STAFF CONTACT: Randy Haynes, Senior Planner



BACKGROUND AND RECOMMENDATION:

The applicant/property owner, Robert Buffington Jr. is proposing to reconfigure these two lots on a total of 1.0241 acres, to formally establish the boundaries and relocate the property line between the two tracts. The subject property is currently zoned Residential District – 5000 (RD-5). The two new lots, 1R and 2R, are proposed to be 0.4117, and 0.6126 acres in size, respectively. No new public infrastructure is required in conjunction with this proposed replat. The applicants are proposing to dedicate a 22.3-foot public right-of-way easement along East 29th Street, to accommodate future expansion of that roadway if required. Classified as a minor arterial street on Bryan's Thoroughfare Plan, the desired right-of-way width for minor arterial streets per current design standards is 100 feet. The right-of-way for East 29th Street in front of this proposed re-subdivision is currently 55.56 feet with 41 feet of pavement.

The proposed replat conforms to all requirements of applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed replat.